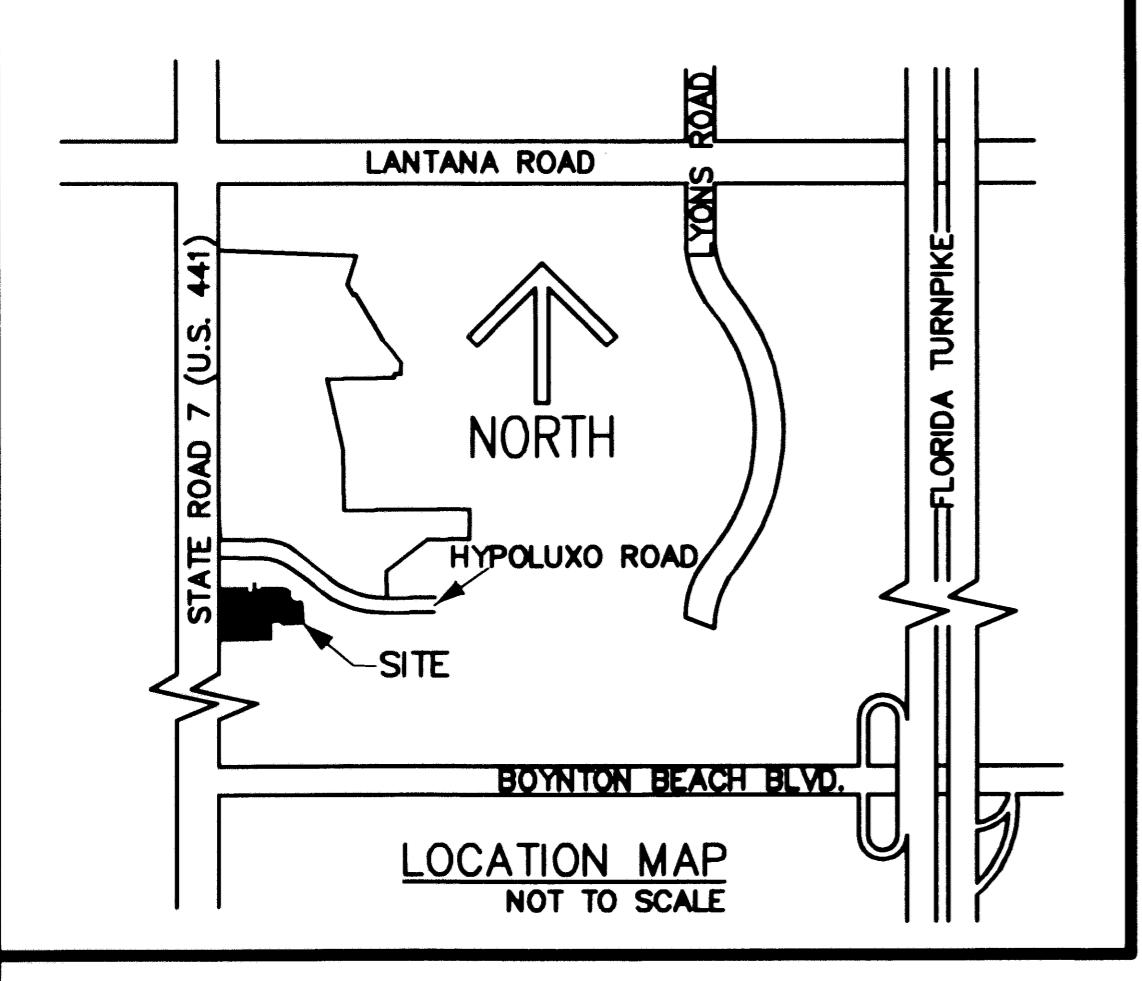


VILLAGES OF WINDSOR PLAT ONE REPLAT

A PLANNED UNIT DEVELOPMENT BEING A PART OF VILLAGES OF WINDSOR PUD
BEING A REPLAT OF BLOCK 43, PALM BEACH FARMS COMPANY PLAT NO. 3, AS RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54,
TOGETHER WITH A PORTION OF, VILLAGES OF WINDSOR PLAT ONE, AS RECORDED IN PLAT BOOK 93, PAGES 64 THROUGH 67,
BOTH OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 7, TOWNSHIP 45 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA

THIS INSTRUMENT PREPARED BY
DAVID P. LINDLEY
OF
CAULFIELD and WHEELER, INC.
SURVEYORS - ENGINEERS - PLANNERS
7301-A WEST PALMETTO PARK ROAD, SUITE 100A
BOCA RATON, FLORIDA 33433 - (561)392-1991
JULY - 2002

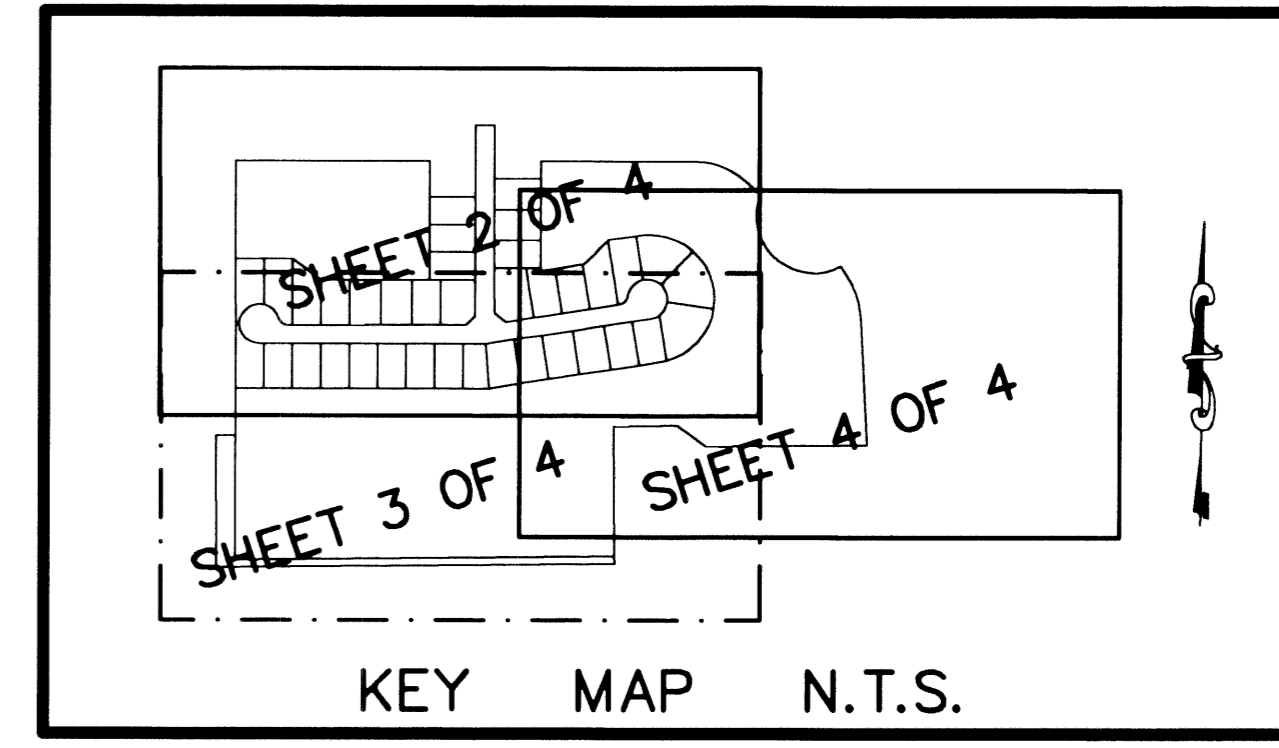


NOTES
COORDINATES, BEARINGS AND DISTANCES
COORDINATES SHOWN ARE GRID
DATUM = NAD 83 1990 ADJUSTMENT
ZONE = FLORIDA EAST
LINEAR UNIT = US SURVEY FEET
COORDINATE SYSTEM 1983 STATE PLANE
TRANSVERSE MERCATOR PROJECTION
ALL DISTANCES ARE GROUND
SCALE FACTOR = 1.0000195
GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE
BEARINGS AS SHOWN HEREON ARE GRID BEARING, NAD 83 1990
ADJUSTMENT, FLORIDA EAST ZONE.
COORDINATES SHOWN ON THE CONTROL P.R.M.S MEET OR
EXCEED THE LOCAL ACCURACY REQUIREMENTS OF A 2
CENTIMETER GEODETIC CONTROL SURVEY.

S89°24'35"W(PLAT BEARING) 00°24'17" = BEARING ROTATION
S89°00'18"W(GRID BEARING) (PLAT TO GRID)
SOUTH LINE THIS PLAT COUNTERCLOCKWISE

TABULAR DATA

TOTAL AREA THIS PLAT	34.324 ACRES
AREA OF PRIVATE ROAD TRACT R	2.130 ACRES
AREA OF RESIDENTIAL	8.295 ACRES
AREA OF TRACTS W, W1	22.854 ACRES
AREA OF RECREATION TRACT F	0.776 ACRES
AREA OF TRACT L	0.869 ACRES
TOTAL NUMBER OF UNITS	36 UNITS
DENSITY PROPOSED THIS PLAT	1.05 UNITS/ACRE
USE SINGLE FAMILY	
PETITION NO. PDD 96-081(B)	



STATE OF FLORIDA
COUNTY OF PALM BEACH
THIS PLAT WAS FILED FOR
RECORD AT 1:20 P.M.
THIS 7th DAY OF JULY
A.D. 2003 AND DULY RECORDED
IN PLAT BOOK 93 ON
PAGE 70
DOROTHY H. WILKEN
CLERK CIRCUIT COURT
BY: *[Signature]*
DEPUTY CLERK

SHEET 1 OF 4

DEDICATION AND RESERVATIONS:

KNOW ALL MEN BY THESE PRESENTS THAT VILLAGES OF WINDSOR BY ANSCA HOMES, LLC., A FLORIDA LIMITED LIABILITY CORPORATION, AND VILLAGES OF WINDSOR HOMEOWNERS ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, THE OWNERS OF THE LAND SHOWN HEREON AS VILLAGES OF WINDSOR PLAT ONE REPLAT, A PLANNED UNIT DEVELOPMENT BEING A PART OF VILLAGES OF WINDSOR PUD, BEING A REPLAT OF A PORTION OF BLOCK 43, PALM BEACH FARMS COMPANY PLAT NO. 3, AS RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54, TOGETHER WITH A PORTION OF, VILLAGES OF WINDSOR PLAT ONE, AS RECORDED IN PLAT BOOK 93, PAGES 64 THROUGH 67, BOTH OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 7, TOWNSHIP 45 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF TRACT W1, OF SAID VILLAGES OF WINDSOR PLAT ONE; THENCE N89°57'44"E ALONG THE NORTH LINE THEREOF, A DISTANCE OF 511.80 FEET TO THE NORTHEAST CORNER OF SAID TRACT W1; THENCE S00°02'16"E ALONG THE EAST LINE THEREOF, A DISTANCE OF 95.00 FEET TO THE SOUTHWEST CORNER OF TRACT L5 OF SAID PLAT; THENCE N89°57'44"E ALONG THE SOUTH LINE THEREOF, A DISTANCE OF 121.00 FEET TO THE SOUTHEAST CORNER OF SAID TRACT L5, AND THE WEST RIGHT-OF-WAY LINE OF TRACT R1 OF SAID PLAT; THENCE N00°02'16"W ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 190.00 FEET; THENCE N89°57'44"E, A DISTANCE OF 50.00 FEET TO A POINT OF INTERSECTION WITH THE EAST RIGHT-OF-WAY LINE OF SAID TRACT R1; THENCE S00°02'16"E ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 142.50 FEET TO THE SOUTHWEST CORNER OF LOT 79 OF SAID PLAT; THENCE N89°57'44"E ALONG THE SOUTH LINE THEREOF, A DISTANCE OF 121.00 FEET TO THE SOUTHEAST CORNER OF SAID LOT 79; THENCE N00°02'16"W ALONG THE EAST LINE THEREOF, A DISTANCE OF 46.50 FEET TO THE SOUTHWEST CORNER OF LOT 81 OF SAID PLAT; THENCE N89°57'44"E ALONG THE SOUTH LINE OF LOTS 81 THROUGH 86 OF SAID PLAT, A DISTANCE OF 403.00 FEET TO A POINT OF CURVE TO THE RIGHT HAVING A RADIUS OF 204.00 FEET AND A CENTRAL ANGLE OF 41°42'15"; THENCE EASTERLY ALONG THE ARC OF THE SOUTHERLY LINE OF LOTS 86 THROUGH 88 OF SAID PLAT, A DISTANCE OF 148.49 FEET; THENCE S48°20'01"E ALONG THE SOUTHERLY LINE OF SAID LOT 88, A DISTANCE OF 55.13 FEET TO THE POINT OF CURVE OF A NON TANGENT CURVE TO THE LEFT, OF WHICH THE RADIUS POINT LIES S67°53'50"E, A RADIAL DISTANCE OF 152.52 FEET, SAID POINT BEING THE MOST WESTERLY CORNER OF TRACT F OF SAID PLAT; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID SOUTHERLY LINE, THROUGH A CENTRAL ANGLE OF 139°27'12", A DISTANCE OF 371.22 FEET TO THE POINT OF CURVE OF A NON TANGENT CURVE TO THE RIGHT, OF WHICH THE RADIUS POINT LIES S51°15'00"W, A RADIAL DISTANCE OF 254.00 FEET (THE PREVIOUS 4 COURSES AND DISTANCES BEING ALONG THE NORTHERLY LINE OF TRACT W3 OF SAID PLAT); THENCE SOUTHERLY ALONG THE ARC OF THE EASTERLY LINE OF TRACT W3 OF SAID PLAT, THROUGH A CENTRAL ANGLE OF 36°03'04", A DISTANCE OF 159.82 FEET; THENCE S02°41'56"E ALONG SAID EASTERLY LINE, A DISTANCE OF 330.70 FEET TO THE SOUTHEAST CORNER OF SAID TRACT W3; THENCE S89°24'35"W ALONG THE SOUTH LINE THEREOF, A DISTANCE OF 424.84 FEET; THENCE N53°28'53"W, A DISTANCE OF 94.04 FEET; THENCE S89°24'35"W, A DISTANCE OF 150.00 FEET; THENCE S00°35'25"E, A DISTANCE OF 366.74 FEET TO A POINT OF INTERSECTION WITH THE SOUTH LINE OF TRACT 46 OF SAID BLOCK 43; THENCE S89°24'35"W ALONG THE SOUTH LINE OF TRACT 44 THROUGH 46 OF SAID BLOCK 43, A DISTANCE OF 1,068.25 FEET; THENCE N00°04'49"W, A DISTANCE OF 350.01 FEET TO THE SOUTHWEST CORNER OF TRACT L OF SAID PLAT; THENCE N89°24'35"E ALONG THE SOUTH LINE THEREOF, A DISTANCE OF 50.00 FEET TO THE SOUTHEAST CORNER OF SAID TRACT L; THENCE N00°04'49"W ALONG THE EAST LINE THEREOF, A DISTANCE OF 735.84 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE IN PALM BEACH COUNTY, FLORIDA CONTAINING 1,495,151 SQUARE FEET OR 34.324 ACRES, MORE OR LESS.

HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED, AS SHOWN HEREON, AND DO HEREBY DEDICATE AS FOLLOWS:

1. WATER MANAGEMENT TRACTS

TRACT W AND W1, AS SHOWN HEREON ARE HEREBY RESERVED FOR THE VILLAGES OF WINDSOR HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR STORMWATER MANAGEMENT AND DRAINAGE PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY, SUBJECT TO EXISTING LITTORAL ZONE RESTRICTIVE COVENANT AGREEMENT, AS RECORDED IN OFFICIAL RECORDS BOOK 12636, PAGE 1816 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

2. DRAINAGE, LAKE MAINTENANCE, LAKE MAINTENANCE ACCESS EASEMENTS

THE DRAINAGE EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED IN PERPETUITY FOR DRAINAGE PURPOSES. THE MAINTENANCE OF ALL DRAINAGE FACILITIES LOCATED THEREIN SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE VILLAGES OF WINDSOR HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

THE LAKE MAINTENANCE EASEMENTS AND THE LAKE MAINTENANCE ACCESS EASEMENTS, AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE VILLAGES OF WINDSOR HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR ACCESS TO STORMWATER MANAGEMENT AND DRAINAGE FACILITIES LOCATED WITHIN THE ASSOCIATED WATER MANAGEMENT TRACTS FOR PURPOSES OF PERFORMING ANY AND ALL MAINTENANCE ACTIVITIES PURSUANT TO THE MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY. PALM BEACH COUNTY SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO MAINTAIN ANY PORTION OF THE DRAINAGE SYSTEM ENCOMPASSED BY THIS PLAT WHICH IS ASSOCIATED WITH THE DRAINAGE OF PUBLIC STREETS, INCLUDING THE RIGHT TO UTILIZE FOR PROPER PURPOSES ANY AND ALL DRAINAGE, LAKE MAINTENANCE, AND LAKE MAINTENANCE ACCESS EASEMENTS AND PRIVATE ROADS ASSOCIATED WITH SAID DRAINAGE SYSTEM.

3. PRIVATE STREET

TRACT "R" AS SHOWN HEREON IS HEREBY RESERVED FOR THE VILLAGES OF WINDSOR HOMEOWNERS ASSOCIATION, INC. ITS SUCCESSORS AND ASSIGNS, FOR PRIVATE STREET PURPOSES AND OTHER PURPOSES NOT INCONSISTENT WITH THIS RESERVATION, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

DEDICATION AND RESERVATIONS CONTINUED:

4. OPEN SPACE TRACTS

TRACT L AS SHOWN HEREON IS HEREBY RESERVED FOR THE VILLAGES OF WINDSOR HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR OPEN SPACE PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

5. UTILITY EASEMENTS

THE UTILITY EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITY FACILITIES, INCLUDING CABLE TELEVISION SYSTEMS. THE INSTALLATION OF CABLE TELEVISION SYSTEMS SHALL NOT INTERFERE WITH THE CONSTRUCTION AND MAINTENANCE OF OTHER UTILITIES.

THE UTILITY EASEMENTS RUNNING ADJACENT AND PARALLEL TO THE TRACTS FOR PRIVATE ROAD PURPOSES, AS SHOWN HEREON, ARE NON-EXCLUSIVE EASEMENTS AND ARE HEREBY DEDICATED IN PERPETUITY TO THE PUBLIC FOR THE INSTALLATION, OPERATION, MAINTENANCE, REPAIR, EXPANSION AND REPLACEMENT OF UTILITIES, BOTH PUBLIC AND PRIVATE, INCLUDING, BUT NOT LIMITED TO, POTABLE WATER PIPELINES, RAW WATER PIPELINES, WASTEWATER PIPELINES, RECLAIMED WATER PIPELINES, ELECTRIC POWER LINES, TELECOMMUNICATION LINES, CABLE TELEVISION LINES, GAS LINES, AND RELATED APPURTENANCES. THE INSTALLATION OF CABLE TELEVISION SYSTEMS SHALL NOT INTERFERE WITH THE CONSTRUCTION AND MAINTENANCE OF OTHER UTILITIES. NO BUILDINGS, STRUCTURES, IMPROVEMENTS, TREES, WALLS OR FENCES SHALL BE INSTALLED WITHIN THESE EASEMENTS WITHOUT THE PRIOR WRITTEN APPROVAL OF THE PALM BEACH COUNTY WATER UTILITIES DEPARTMENT, ITS SUCCESSORS AND ASSIGNS.

ALL TRACTS FOR PRIVATE STREET AND RESIDENTIAL ACCESS PURPOSES, AS SHOWN HEREON, ARE HEREBY SUBJECT TO AN OVERLYING NON-EXCLUSIVE EASEMENT DEDICATED IN PERPETUITY TO THE PUBLIC FOR THE INSTALLATION, OPERATION, MAINTENANCE, REPAIR, EXPANSION AND REPLACEMENT OF UTILITIES, BOTH PUBLIC AND PRIVATE, INCLUDING, BUT NOT LIMITED TO, POTABLE WATER PIPELINES, RAW WATER PIPELINES, WASTEWATER PIPELINES, RECLAIMED WATER PIPELINES, ELECTRIC POWER LINES, TELECOMMUNICATION LINES, CABLE TELEVISION LINES, GAS LINES, AND RELATED APPURTENANCES. NO BUILDINGS, STRUCTURES, IMPROVEMENTS, TREES, WALLS OR FENCES SHALL BE INSTALLED WITHIN THESE TRACTS WITHOUT THE PRIOR WRITTEN APPROVAL OF THE PALM BEACH COUNTY WATER UTILITIES DEPARTMENT, ITS SUCCESSORS AND ASSIGNS.

THE P.B.C. UTILITY EASEMENTS IDENTIFIED ON THE PLAT HEREON ARE EXCLUSIVE EASEMENTS AND ARE HEREBY DEDICATED IN PERPETUITY TO PALM BEACH COUNTY, ITS SUCCESSORS AND ASSIGNS, FOR THE INSTALLATION, OPERATION, MAINTENANCE, REPAIR, EXPANSION AND REPLACEMENT OF POTABLE WATER PIPELINES, RAW WATER PIPELINES, RECLAIMED WATER PIPELINES, AND RELATED APPURTENANCES. THE MAINTENANCE OF THE LAND UNDERLYING THESE EASEMENTS SHALL BE A PERPETUAL OBLIGATION OF THE PROPERTY OWNER. NO BUILDINGS, STRUCTURES, IMPROVEMENTS, TREES, WALLS OR FENCES SHALL BE INSTALLED WITHIN THESE EASEMENTS WITHOUT THE PRIOR WRITTEN APPROVAL OF THE PALM BEACH COUNTY WATER UTILITIES DEPARTMENT, ITS SUCCESSORS AND ASSIGNS.

6. RECREATIONAL AREA

TRACT F AS SHOWN HEREON IS HEREBY RESERVED FOR THE VILLAGES OF WINDSOR HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR RECREATIONAL PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

IN WITNESS WHEREOF, THE ABOVE-NAMED FLORIDA LIMITED LIABILITY CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT/MANAGING MEMBER AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 7th DAY OF April, 2003.

VILLAGES OF WINDSOR BY ANSCA HOMES, LLC.
A FLORIDA LIMITED LIABILITY CORPORATION,
WITNESS: *[Signature]* BY: *[Signature]*
PRINT: *[Name]* CHARLES S. SCARDINA
PRESIDENT/MANAGING MEMBER

IN WITNESS WHEREOF, THE VILLAGES OF WINDSOR HOMEOWNERS ASSOCIATION, INC. HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 7th DAY OF April, 2003.

THE VILLAGES OF WINDSOR HOMEOWNERS ASSOCIATION, INC.
A FLORIDA NOT-FOR-PROFIT CORPORATION
WITNESS: *[Signature]* BY: *[Signature]*
PRINT: *[Name]* RAMZI AKEL
PRESIDENT

ACKNOWLEDGMENT:

STATE OF FLORIDA)
COUNTY OF PALM BEACH)
BEFORE ME PERSONALLY APPEARED CHARLES S. SCARDINA,
WHO IS PERSONALLY KNOWN TO ME, OR HAVE PRODUCED
AS IDENTIFICATION, AND WHO EXECUTED THE
FOREGOING INSTRUMENT AS PRESIDENT/MANAGING MEMBER OF VILLAGES OF WINDSOR BY ANSCA
HOMES, LLC, A FLORIDA LIMITED LIABILITY CORPORATION AND SEVERALLY ACKNOWLEDGED
TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID
CORPORATION, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT
IS THE CORPORATE SEAL OF SAID CORPORATION AND THAT IT WAS AFFIXED TO
SAID INSTRUMENT BY DUE AND REGULAR CORPORATE AUTHORITY, AND THAT
SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 7th DAY OF April, 2003.
ELLEN SCHAPIRO
My Commission Expires: 6/5/05
Commission No. DD081626
NOTARY PUBLIC
[Signature]

ACCEPTANCE OF RESERVATIONS:

STATE OF FLORIDA)
COUNTY OF PALM BEACH)
THE VILLAGES OF WINDSOR HOMEOWNERS ASSOCIATION, INC. HEREBY
ACCEPTS THE DEDICATIONS OR RESERVATIONS TO SAID ASSOCIATION AS
STATED AND SHOWN HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE
OBLIGATIONS FOR SAID AS STATED HEREON DATED THIS 7th DAY OF April, 2003.

VILLAGES OF WINDSOR HOMEOWNERS ASSOCIATION, INC. A FLORIDA CORPORATION
WITNESS: *[Signature]* BY: *[Signature]*
PRINT: *[Name]* RAMZI AKEL, PRESIDENT

ACKNOWLEDGMENT:

STATE OF FLORIDA)
COUNTY OF PALM BEACH)
BEFORE ME PERSONALLY APPEARED RAMZI AKEL,
WHO IS PERSONALLY KNOWN TO ME, OR HAVE PRODUCED
AS IDENTIFICATION, AND WHO EXECUTED
THE FOREGOING INSTRUMENT AS PRESIDENT OF VILLAGES OF WINDSOR HOMEOWNERS
ASSOCIATION, INC., A FLORIDA CORPORATION AND SEVERALLY ACKNOWLEDGED TO AND
BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID
CORPORATION, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT
IS THE CORPORATE SEAL OF SAID CORPORATION AND THAT IT WAS AFFIXED TO
SAID INSTRUMENT BY DUE AND REGULAR CORPORATE AUTHORITY, AND THAT
SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 7th DAY OF April, 2003.
ELLEN SCHAPIRO
My Commission Expires: 6/5/05
Commission No. DD081626
NOTARY PUBLIC
[Signature]

MORTGAGEES CONSENT

STATE OF FLORIDA)
COUNTY OF PALM BEACH)
THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF
MORTGAGE, UPON THE PROPERTY DESCRIBED HEREON AND DOES NOT
IN AND IN CONSENT TO THE DEDICATION OF THE LAND DESCRIBED IN SAID DEDICATION
BY THE OWNER THEREOF AND AGREES THAT ITS MORTGAGE WHICH IS RECORDED
IN OFFICIAL RECORD BOOK 11929 PAGE 1431 TOGETHER WITH ALL
AMENDMENTS AND MODIFICATIONS THEREOF OF THE PUBLIC RECORDS OF
PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.
IN WITNESS WHEREOF, THE SAID CORPORATION HAS CAUSED THESE
PRESENTS TO BE SIGNED BY ITS VICE PRESIDENT AND ITS
CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF
ITS BOARD OF DIRECTORS THIS 7th DAY OF April, 2003.

OHIO SAVINGS BANK
A FEDERAL SAVINGS BANK
WITNESS: *[Signature]* BY: *[Signature]*
NAME: James S. Sadock, Jr.
NAME: Raymond J. Vemar
VICE PRESIDENT ASST. VICE PRESIDENT

ACKNOWLEDGMENT:

STATE OF FLORIDA)
COUNTY OF PALM BEACH)
BEFORE ME PERSONALLY APPEARED *[Signature]* WHO IS
PERSONALLY KNOWN TO ME OR HAS PRODUCED *[Signature]* AS
IDENTIFICATION, AND WHO EXECUTED THE
FOREGOING INSTRUMENT AS VICE PRESIDENT OF OHIO SAVINGS BANK, ASST.
AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME
THAT HE/SHE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID
CORPORATION, AND THAT THE SEAL AFFIXED TO THE FOREGOING
INSTRUMENT IS THE CORPORATE SEAL OF SAID CORPORATION AND THAT IT
WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR CORPORATE
AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF
SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 17th DAY OF April, 2003.

MY COMMISSION EXPIRES: *[Signature]*
Commission No. 826/03 NOTARY PUBLIC James Sadock, Jr.
CC 931447

COUNTY ENGINEER:

THIS PLAT IS HEREBY APPROVED FOR RECORD PURSUANT TO PALM BEACH COUNTY ORDINANCE 95-33, AND IN ACCORDANCE WITH SEC. 177.071(2), F.S., THIS 30 DAY OF June, 2003, AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR & MAPPER EMPLOYED BY PALM BEACH COUNTY IN ACCORDANCE WITH SEC. 177.081(1), F.S.

BY: *[Signature]*
GEORGE T. WEBB, P.E.
COUNTY ENGINEER

TITLE CERTIFICATION:

COUNTY OF PALM BEACH)
STATE OF FLORIDA)
I, MITCHELL A. SHERMAN, PA, A DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY; THAT I FIND THE TITLE TO THE PROPERTY IS VESTED TO VILLAGES OF WINDSOR BY ANSCA HOMES, LLC., A FLORIDA LIMITED LIABILITY CORPORATION, AND VILLAGES OF WINDSOR HOMEOWNERS ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION; THAT THE CURRENT TAXES HAVE BEEN PAID; THAT ALL MORTGAGES NOT SATISFIED OR RELEASED OF RECORD NOR OTHERWISE TERMINATED BY LAW ARE SHOWN HEREON; AND THAT THERE ARE ENCUMBRANCES OF RECORD BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.
DATED: 4/16/03
[Signature]
MITCHELL A. SHERMAN, PA.
ATTORNEY AT LAW
LICENSED IN FLORIDA

SURVEYOR'S CERTIFICATE:

THIS IS TO CERTIFY THAT THE PLAT SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION; THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT PERMANENT REFERENCE MONUMENTS (P.R.M.'S) HAVE BEEN PLACED AS REQUIRED BY LAW AND THAT PERMANENT CONTROL POINTS (P.C.P.'S) AND MONUMENTS ACCORDING TO SEC. 177.091(9), F.S., WILL BE SET UNDER THE GUARANTEES POSTED WITH THE PALM BEACH COUNTY BOARD OF COUNTY COMMISSIONERS FOR THE REQUIRED IMPROVEMENTS; AND, FURTHER, THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF PALM BEACH COUNTY, FLORIDA.
DATED: 4/17/03
[Signature]

DAVID P. LINDLEY
REG. LAND SURVEYOR #5005
STATE OF FLORIDA
LB #3591

VILLAGES OF WINDSOR BY ANSCA HOMES, LLC. VILLAGES OF WINDSOR BY ANSCA HOMES, LLC. NOTARY MORTGAGEE MORTGAGEE NOTARY VILLAGES OF WINDSOR HOMEOWNERS ASSOCIATION VILLAGES OF WINDSOR HOMEOWNERS ASSOCIATION NOTARY COUNTY ENGINEER SURVEYOR

SUBDIVISION VILLAGES OF WINDSOR PL 1 REPLAT
BOOK 99 PAGE 70
FLOOD ZONE B FLOOD MAP # 1854
ZONING PUD
CUB # 49
SE
TAZ 749
PUD NAME VILLAGES OF WINDSOR